

**30 McGill Street, Basin Pocket, Qld 4305**

**HOUSEQUEST**

**House For Sale**

Tuesday, 9 April 2024

30 McGill Street, Basin Pocket, Qld 4305

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 971 m2**

**Type: House**



Tank Lee

## Interest Above \$589,000

This property has great options like the KFC menu board on Cheap Chicken Tuesdays...and I should know! Continue to rent both properties out...Live in 1 and rent the other out...purchase in your self managed super fund and grow your future payday with the dual income...Go halvesies with your bestie or your parents and make it a family/friendly combo...or live in one and utilise the other as a home based business or office etc. These are fantastic options to consider in todays market conditions where you can effectively get yourself a home and income property all in one as well as bragging rights to your friends that you already own 2 properties!The other awesome benefit with this property is that since the modern granny flat is fenced off from the home and accessed via the side street with its own separate driveway, you don't get the typical yard sharing issues when a granny flat is plonked in your rear yard with someone constantly driving up and down alongside your home to access it...arguments over who mows and gardens this and that...and don't forget the feeling of someone looking into the rear of your home from right in your backyard. Creepy. Both properties also have their own electricity and water meters so you have no argument about who is using what and who is paying for what. Upon this great sized 971m2 CBD fringe located and flood free block is where you will find the following awesomeness:House: Solid 1950's era home that has a spacious floorplan, high ceilings and large sized bedrooms. Timber flooring is found mostly throughout as well as plenty of built in storage options. The roomy air conditioned lounge room is found at the front of the design with a good sized and combined kitchen/dining/family room behind it. 1 of the bedrooms has a built in robe yet they are large enough to easily add in some freestanding robes or some built in robes if need be. The bathroom does the job and has decorative terrazzo flooring as well as a built in linen cupboard so a fresh towel is only a wet arms reach away. The kitchen has the old school retro cabinetry and decorative glass, electric appliances and a single door pantry...with extra storage space nearby. The separate laundry is also found near the rear door that exits out into your good sized and mostly fenced yard. This yard has plenty of side access into the rear yard where there is room to build a big shed if so desired or required. Tenants have been in place for 3 years and are currently paying \$320 week until 07 July 2024 and would love to stay on longer if possible.Granny Flat: This modern constructed approx 9 year young dwelling sits tucked away privately from the adjoining house and has its own access from a quiet side street alongside this corner block. It has a fully fenced house yard as well as a separate boundary fence around the high clearance carport. You also have extra parking space alongside the driveway for the extra vehicle, caravan or boat etcA covered front deck is found at the entry to the home and once inside you will discover an open design and air conditioned kitchen/dining/lounge space as well as a good sized bedroom complete with a ceiling fan and double door built in robes. Alongside the bedroom is a large combined modern bathroom and laundry. Tenant has also been in place for 3 years and is currently paying \$300 week until 05 June 2024. Rates approx \$886.60 Qtr and tenants pay water usage. HOUSE:Block size: 971m2 combinedBedrooms: 3Bathrooms: 1Formal lounge: 1Family room: 1Fenced yard: Mostly fenced yard Air conditioning: Lounge areaRoof Type: Iron roofTenants: Lease until 07 July 2024 returning \$320 weekAmenities: CBD fringe location close to Grammar School/Primary school/train station/shops/CBD. Bus stop across roadFlood Free? - Yes GRANNY FLAT:Block size: 971m2 combinedBedrooms: 1Bathrooms: 1Car accom: 1 high clearance carport with power point connection to vacuum the ride or charge the battery!Formal lounge: 1Fenced yard: House yard fenced as well as boundary fencing Air conditioning: Kitchen/dining/lounge areaRoof Type: Colorbond roofTenants: Lease until 05 June 2024 returning \$300 weekAmenities: CBD fringe location close to Grammar School/Primary school/train station/shops/CBD. Bus stop across roadFlood Free? - Yes